

94-448-A

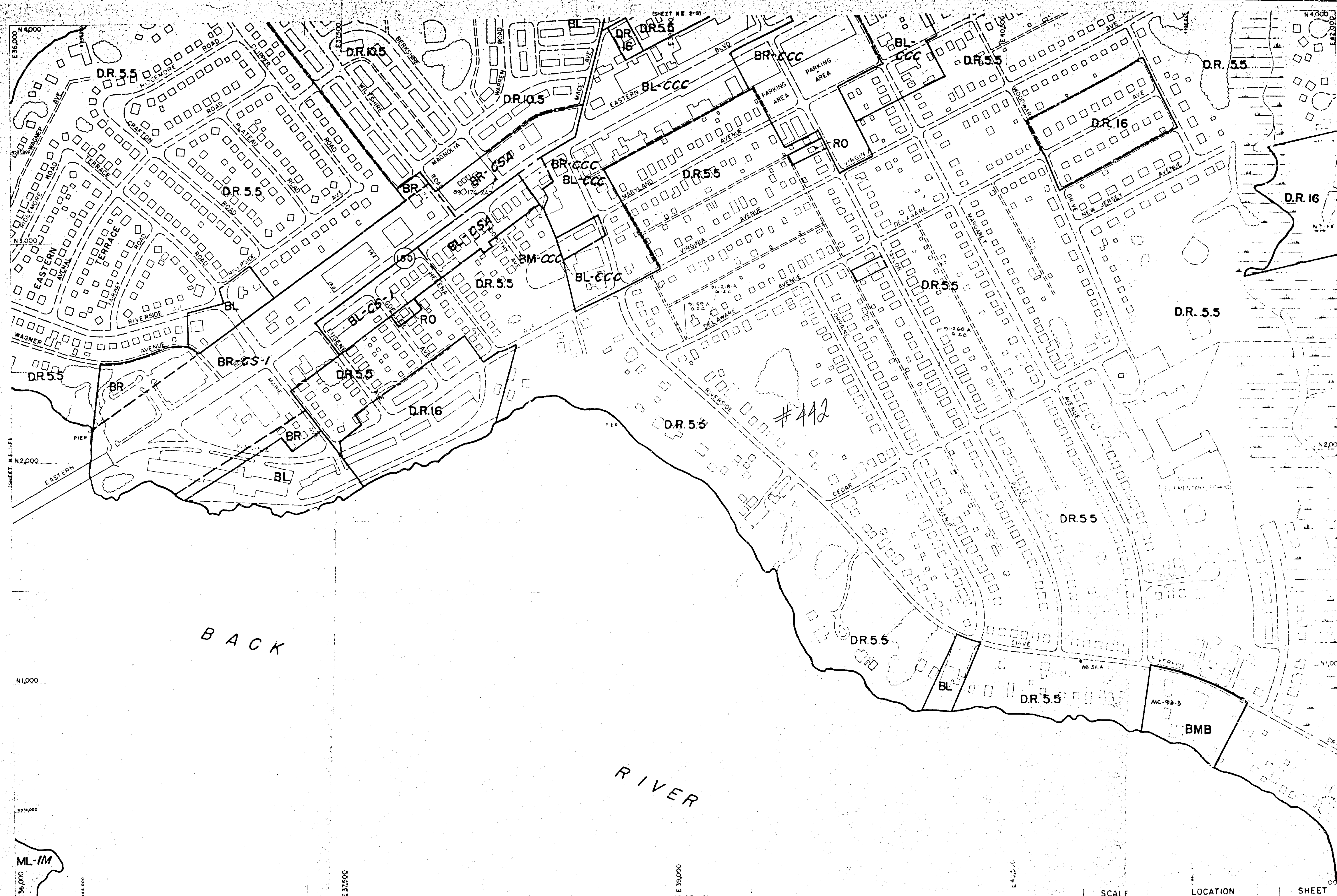


BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	ESSEX	N.E. 1-G
DATE OF PHOTOGRAPHY JANUARY 1936		





BACK

RIVER

ML-IM

I-SW  
E-NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

~~1988 COMPREHENSIVE ZONING MAP~~  
~~Adopted by the Baltimore County Council~~  
~~Oct. 13, 1988~~  
~~BM Nos. 144-88, 145-88, 147-88, 148-88, 149-88, 150-88~~  
~~*[Signature]*~~  
~~Chairman, County Council~~

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992  
Bill Nos. 153-92, 154-92, 155-92, 156-92, 157-92, 158-92, 159-92  
*William H. Howard IV*  
Chairman, County Council

SCALE  
1" = 200'  
DATE  
OR  
PHOTOGRAPHY  
JANUARY  
1986

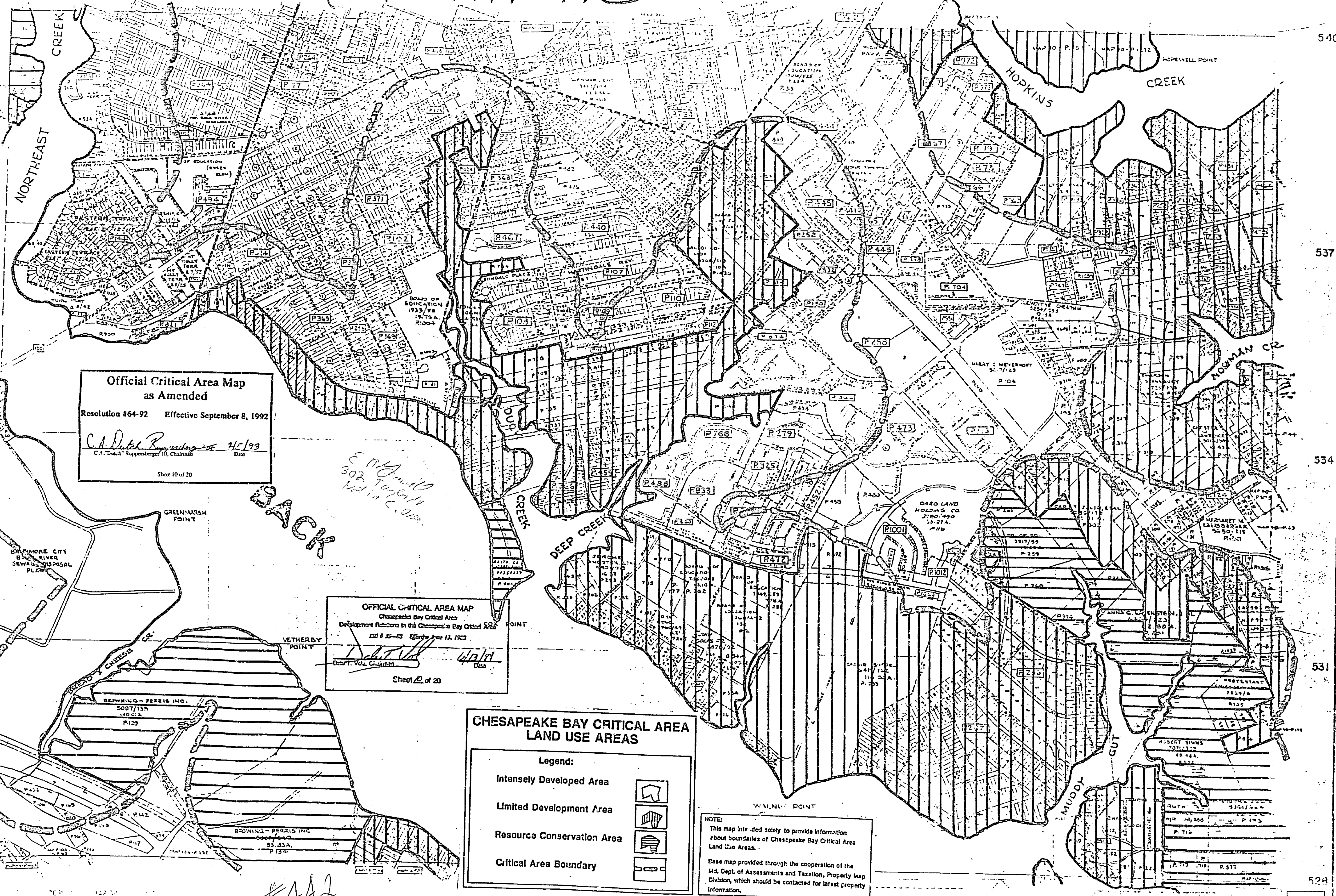
LOCATION  
ESSEX

SHEET  
NE  
1-G

94-448-A



4-844-46



Official Critical Area Map  
as Amended  
Resolution #64-92 Effective September 8, 1992  
C.A. Data Revising 2/5/93  
C.A. Data Revising 1/1/93  
Sheet 10 of 20

OFFICIAL CRITICAL AREA MAP  
Chesapeake Bay Critical Area  
Development Regulations in the Chesapeake Bay Critical Area  
Ordinance 12-83 Effective June 13, 1983  
Sheet 2 of 20

**CHESAPEAKE BAY CRITICAL AREA  
LAND USE AREAS**

Legend:

- Intensely Developed Area
- Limited Development Area
- Resource Conservation Area
- Critical Area Boundary

NOTE:  
This map is intended solely to provide information  
about boundaries of Chesapeake Bay Critical Area  
Land Use Areas.  
Base map provided through the cooperation of the  
Md. Dept. of Assessments and Taxation, Property Map  
Division, which should be contacted for latest property  
information.

3/11/93



442

February 26, 1994

To Whom It May Concern:

This letter is to verify that I have reviewed the proposed garage construction and location plans for the building to be constructed at 302 S. Taylor Avenue belonging to Stanley and Jacqueline Baranowski. I recognize that this requires a variance from Baltimore County due to the 15 ft. setback limitations. I therefore, have no objections to Mr. & Mrs. Baranowski's construction of a 24 ft. X 24 ft. garage on their property.

Signed: Stanley R. Baranowski

Name: Stanley R. Baranowski  
(print)

Address: 302 S. Taylor Ave.  
(print)



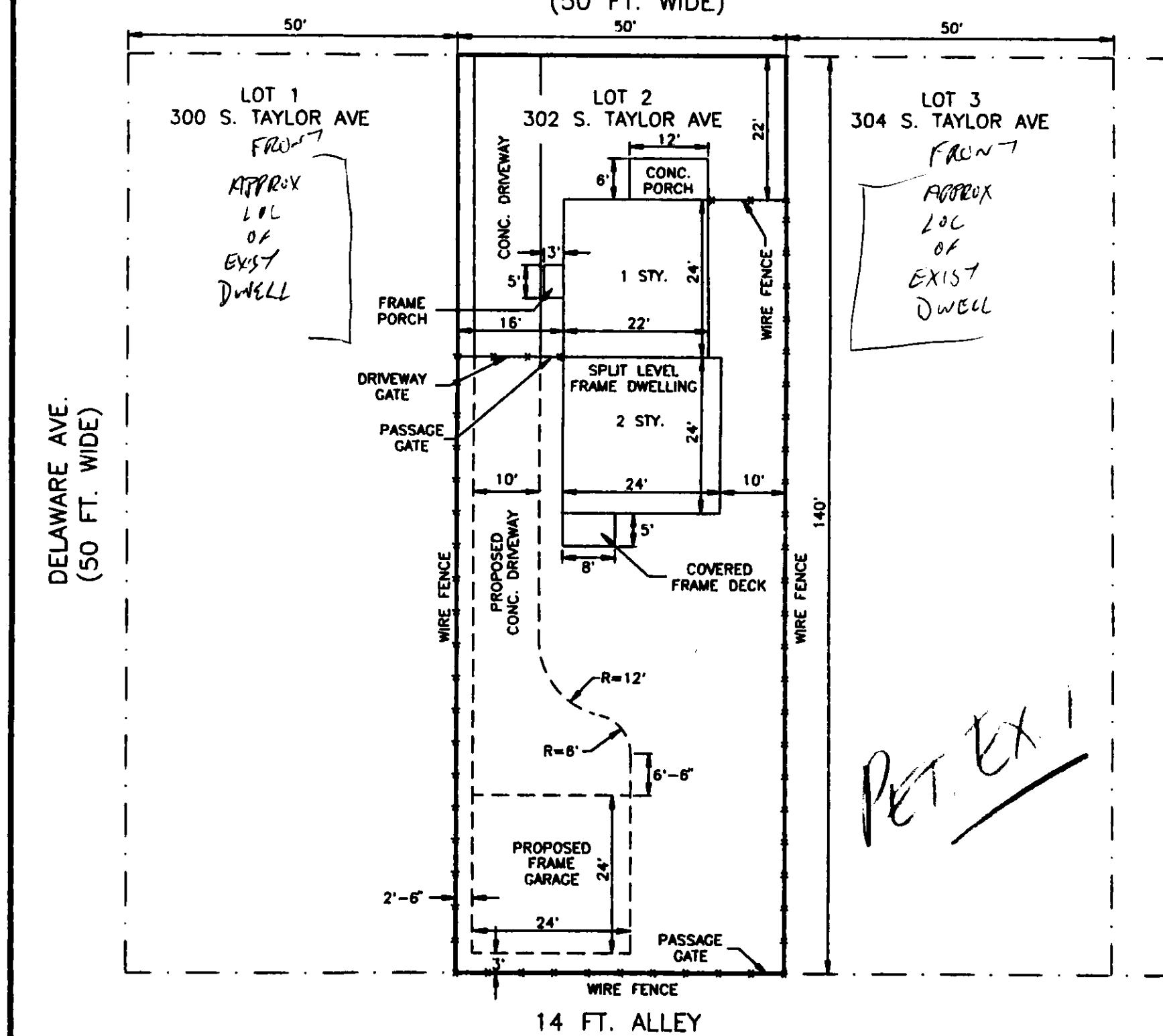
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS: 302 S. TAYLOR AVE.  
SUBDIVISION NAME: ESSEX  
PLAT BOOK # N.E.C. 5 FOLIO # 39 LOT # 2  
BLOCK # 1-1 SECTION # E  
OWNER: STANLEY R. & JACQUELINE M. BARANOWSKI



94-448-A

SOUTH TAYLOR AVE.  
(50 FT. WIDE)



425  
DELAWARE AVE.

#### LOCATION INFORMATION

COUNCILMANIC DISTRICT: 7  
ELECTION DISTRICT: 15  
1" = 200' SCALE MAP # N.E. 1C  
ZONING: D.R. 5.5  
LOT SIZE: 50' x 140' ACRES: .16 SQUARE FEET: 7000

PRIOR ZONING HEARINGS: NONE  
PREPARED BY: STANLEY R. BARANOWSKI  
DATE: 4-19-94  
SCALE: 1" = 20'

SEWER: ☒ PUBLIC ☐ PRIVATE  
WATER: ☒ ☐

CHESAPEAKE BAY CRITICAL AREA: ☐ YES ☒ NO

#### ZONING OFFICE USE ONLY!

REVIEWED BY: Stanley R. Baranowski ITEM #: 442 CASE #:





Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 442

Petitioner: STANLEY ROBERT BARANOWSKI

Location: 302 S TAYLOR AVE BALTIMORE MD 21201

PLEASE FORWARD ADVERTISING BILL TO:

NAME: STANLEY ROBERT BARANOWSKI

ADDRESS: 302 S TAYLOR AVE

BALTIMORE, MD 21201

PHONE NUMBER: (410) 391-6962

MUST BE SUPPLIED

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: May 25, 1994

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 431, 432, 433, 435, 436, 437, 438, 442 and 443.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Reno

PK/JL:lw

ZAC.431/PZONE/ZAC1



Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

Ms. Charlotte Minton  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: 442 (JLL)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for DAVID A. RAYBEY, ACTING CHIEF  
John Contestabile, Chief  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2256 Statewide Toll Free  
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government  
Fire Department

700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/20/94

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEEBELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 429, 431, 432, 433, 434, 435, 436, 437, 438, 440, 441, 442, AND 443.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MG-1105F

cc: File

February 26, 1994

To Whom It May Concern:

This letter is to verify that I have reviewed the proposed garage construction and location plans for the building to be constructed at 302 S. Taylor Avenue belonging to Stanley and Jacqueline Baranowski. I recognize that this requires a variance from Baltimore County due to the 15 ft. setback limitations. I therefore, have no objections to Mr. & Mrs. Baranowski's construction of a 24 ft. X 24 ft. garage on their property.

Signed: Elisabeth Marschall  
Name: Elisabeth Marschall  
Address: 425 Delaware Ave  
442

February 26, 1994

To Whom It May Concern:

This letter is to verify that I have reviewed the proposed garage construction and location plans for the building to be constructed at 302 S. Taylor Avenue belonging to Stanley and Jacqueline Baranowski. I recognize that this requires a variance from Baltimore County due to the 15 ft. setback limitations. I therefore, have no objections to Mr. & Mrs. Baranowski's construction of a 24 ft. X 24 ft. garage on their property.

Signed: Richard Burt  
Name: Richard Burt  
Address: 302 S Taylor Ave

THIS IS THE LOT DIRECTLY  
ACROSS ALLEY.

February 26, 1994

To Whom It May Concern:

This letter is to verify that I have reviewed the proposed garage construction and location plans for the building to be constructed at 302 S. Taylor Avenue belonging to Stanley and Jacqueline Baranowski. I recognize that this requires a variance from Baltimore County due to the 15 ft. setback limitations. I therefore, have no objections to Mr. & Mrs. Baranowski's construction of a 24 ft. X 24 ft. garage on their property.

Signed: Henry J. Betsey  
Name: Henry J. Betsey  
Address: 302 TAYLOR AVE BALTO MD 21201

February 26, 1994

To Whom It May Concern:

This letter is to verify that I have reviewed the proposed garage construction and location plans for the building to be constructed at 302 S. Taylor Avenue belonging to Stanley and Jacqueline Baranowski. I recognize that this requires a variance from Baltimore County due to the 15 ft. setback limitations. I therefore, have no objections to Mr. & Mrs. Baranowski's construction of a 24 ft. X 24 ft. garage on their property.

Signed: T. Snyder Feb. 27, 1994  
Name: T. Snyder  
Address: 302 S Taylor Ave

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21201

(410) 887-3353

May 20, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Stanley and Jacqueline Baranowski  
302 S. Taylor Avenue  
Baltimore, Maryland 21221

Re: CASE NUMBER: 94-448-A Item 442  
302 S. Taylor Avenue  
SM/S S. Taylor Avenue, 75' S of c/l Delaware Avenue  
15th Election District - 7th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before May 22, 1994. The closing date (June 6, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon  
Director



IN RE: PETITION FOR ADMIN. VARIANCE \* BEFORE THE  
SW/S Taylor Avenue, 75' S of the \* DEPUTY ZONING COMMISSIONER  
r/l of Delaware Avenue  
(302 S. Taylor Avenue)  
15th Election District \* OF BALTIMORE COUNTY  
7th Councilmanic District \* Case No. 94-448-A  
Stanley R. Baranowski, et ux  
Petitioners \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the owners of the subject property Stanley R. and Jacqueline M. Baranowski. The Petitioners seek relief from Section 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an alley centerline setback of 10 feet in lieu of the required 15 feet for a proposed detached garage in accordance with Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of June, 1994 that the Petition for Administrative Variance seeking relief from Section 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an alley centerline setback of 10 feet in lieu of the required 15 feet for a proposed detached garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioners shall not allow or cause the proposed accessory structure to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

ORDER RECEIVED FOR FILING  
Date 6/14/94  
By [Signature]

TMK:bjs

Timothy M. Kotroco  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

- 2 -

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

June 8, 1994

(410) 887-4386

Mr. & Mrs. Stanley Baranowski  
302 S. Taylor Avenue  
Baltimore, Maryland 21221

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
SW/S Taylor Avenue, 75' S of the c/l of Delaware Avenue  
(302 S. Taylor Avenue)  
15th Election District - 7th Councilmanic District  
Stanley R. Baranowski, et ux - Petitioners  
Case No. 94-448-A

Dear Mr. & Mrs. Baranowski:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

Timothy M. Kotroco  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel

File



## Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 302 S. TAYLOR AVE.  
which is presently zoned DR-5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in line description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.2 TO PERMIT A PROPOSED DETACHED GARAGE TO BE LOCATED 10 FT. FROM AN ALLEY CENTERLINE IN LIEU OF THE REQUIRED 15 FT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) SEE ATTACHED SHEET 2 OF 2

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.  
Legal Owner(s)  
Contact Person(s): Stanley Robert Baranowski  
(Type or Print Name)  
Signature: Stanley Robert Baranowski  
Address: 302 S. TAYLOR AVE.  
City: BALTO State: MD Zipcode: 21221  
Attorney for Petitioner: Jacqueline Marie Baranowski  
(Type or Print Name)  
Signature: Jacqueline Marie Baranowski  
City: BALTO State: MD Zipcode: 21221  
Name, Address and phone number of representative to be contacted:  
Stanley Robert Baranowski  
302 S. TAYLOR AVE. N. 391-6962  
W. 859-3553

A Public Hearing having been requested and/or found to be required it is ordered by the Zoning Commissioner of Baltimore County, Inc., that the subject matter of this petition be set for a public hearing, advertised as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

Zoning Commissioner of Baltimore County

ITEM #: 442

REVIEWED BY: [Signature] DATE: 5/13/94  
ESTIMATED POSTING DATE: 5/22/94

## Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:  
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereon in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/does presently reside at 302 South Taylor Avenue

Baltimore MD 21221  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

See Attached Sheet 2 of 2

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a repositing and advertising fee and may be required to provide additional information.

Stanley Robert Baranowski Jacqueline Marie Baranowski  
Signature Signature  
Stanley Robert Baranowski Jacqueline Marie Baranowski  
Type or Print Name Type or Print Name

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of May, 1994, before me, a Notary Public of the State of Maryland, and for the County aforesaid, personally appeared

Stanley Robert Baranowski & Jacqueline Marie Baranowski

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal

date 5/12/94

My Commission Expires: 12/13/97

#### BASIS FOR ADMINISTRATIVE VARIANCE

This variance is requested in order to maximize the space available at 302 S. Taylor Avenue in connection with the construction of a garage on the property. Under current zoning and building regulations, our garage would be positioned 15 feet from the center line of the alley directly behind our home. Since the alley is 14 feet wide, this would leave 8 feet from our property line to the beginning of the building. Because we will be moving a trailer in and out of the garage that would not be able to make such a sharp turn from the alley, we will not have access to the garage from the alley. The entrance to the building will be from the front of our property via a driveway that runs parallel to our property line. Because of this access from Taylor Avenue we would have 8 feet of dead space behind the garage. We are requesting the variance to move the garage 5 feet closer to our property line, thus reducing the lost space to 3 feet. This will allow us to utilize our yard to its fullest.

## EXAMPLE 3 - Zoning Description - 3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 302 S. Taylor Avenue  
(address)  
Election District 15 Councilmanic District 7  
Beginning at a point on the South side of Taylor Ave.  
(north, south, east or west)  
which is 50 (number of feet of right-of-way width)  
(street on which property fronts)  
wide at a distance of 75 (number of feet) (north, south, east or west)  
centerline of the nearest improved intersecting street Delaware Avenue  
(name of street)  
which is 50 (number of feet of right-of-way width) wide. \*Being Lot # 2,  
Block 1-1, Section # E in the subdivision of  
Essex as recorded in Baltimore County Plat  
(name of subdivision)  
Book # W.P.C. 5, Folio # 39, containing  
7000 (square feet and acres)

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber \_\_\_\_\_ Folio \_\_\_\_\_" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87° 12' 13" E. 321.1 ft., S.18° 27' 03" E. 87.2 ft., S.62° 19' 00" W. 318 ft., and N.08° 15' 22" W. 80 ft. to the place of beginning.

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 12th Date of Posting 5/14/94  
Posted for: Variance  
Petitioner: Stanley Robert Baranowski & Jacqueline Marie Baranowski  
Location of property: 302 S. Taylor Ave., Sub  
Location of Sign: Facing the alley, property being zoned  
Remarks:  
Posted by: [Signature] Date of return: 5/14/94  
Number of Signs: 1

Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt  
94-448-A  
Account: R-001-4186  
Number: 442  
By: [Signature]

5/13/94

1 ADMIN VAR FILING CODE 010 \$ 50.00  
(1) SIGN POSTING CODE 080 \$ 35.00  
TOTAL \$ 85.00

LOC. 302 S. TAYLOR AVE  
OWNER BARANOWSKI

02602R0247N1CHRC  
PA 002214PNO2-13-94  
\$85.00



94-448-A

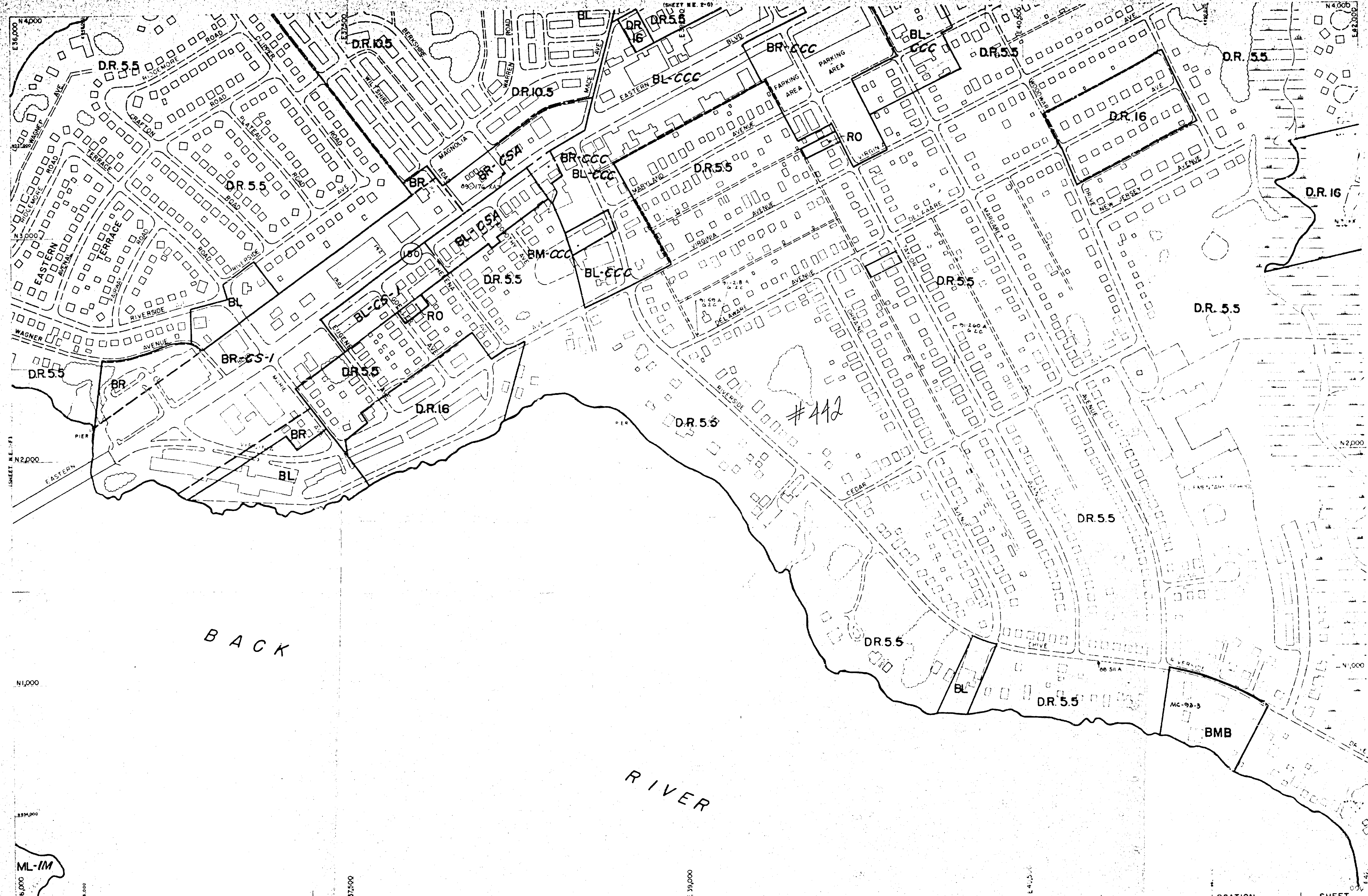


BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	ESSEX	N.E. 1-G
DATE OF PHOTOGRAPHY JANUARY 1936		





1-SW  
E-NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

~~1988 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 13, 1988  
BN Nos. 144-88, 145-88, 147-88, 148-88, 149-88, 150-88~~

~~Chairman, County Council~~

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992  
All Nos. 153-92, 154-92, 155-92, 156-92, 157-92, 158-92, 159-92

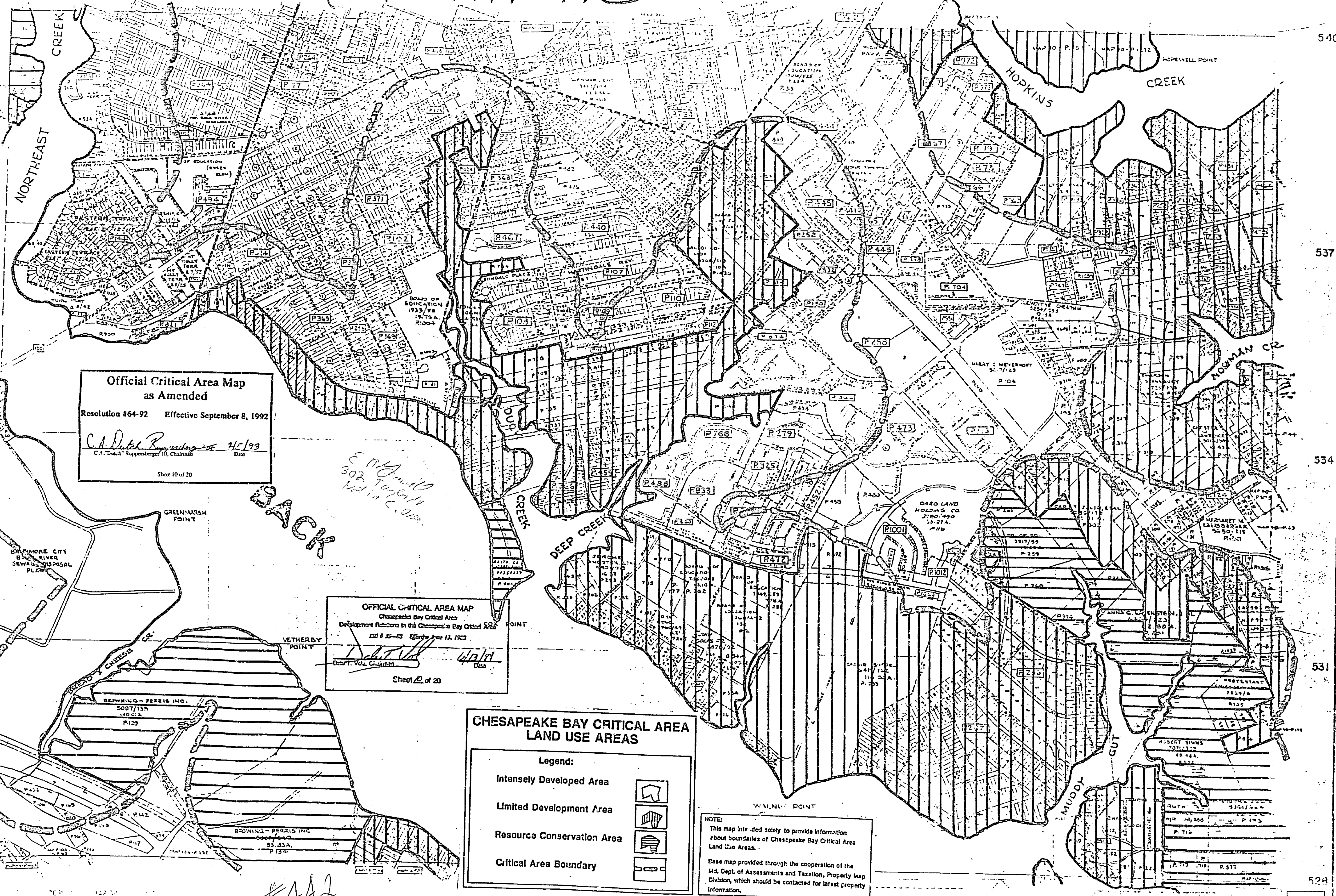
*William H. Howard IV*  
Chairman, County Council

SCALE 1" = 200'	LOCATION ESSEX	SHEET NE 1-G
DATE OR PHOTOGRAPHY JANUARY 1986		

94-448-A



4-844-46



Official Critical Area Map  
as Amended  
Resolution #64-92 Effective September 8, 1992  
C.A. Data Revising 2/5/93  
C.A. Data Revising 1/1/93  
Sheet 10 of 20

OFFICIAL CRITICAL AREA MAP  
Chesapeake Bay Critical Area  
Development Regulations in the Chesapeake Bay Critical Area  
Adopted June 13, 1993  
Sheet 2 of 20

CHESAPEAKE BAY CRITICAL AREA  
LAND USE AREAS

Legend:

- Intensely Developed Area
- Limited Development Area
- Resource Conservation Area
- Critical Area Boundary

NOTE:  
This map is intended solely to provide information about boundaries of Chesapeake Bay Critical Area Land Use Areas.  
Base map provided through the cooperation of the Md. Dept. of Assessments and Taxation, Property Map Division, which should be contacted for latest property information.



442

February 26, 1994

To Whom It May Concern:

This letter is to verify that I have reviewed the proposed garage construction and location plans for the building to be constructed at 302 S. Taylor Avenue belonging to Stanley and Jacqueline Baranowski. I recognize that this requires a variance from Baltimore County due to the 15 ft. setback limitations. I therefore, have no objections to Mr. & Mrs. Baranowski's construction of a 24 ft. X 24 ft. garage on their property.

Signed: Stanley R. Baranowski

Name: Stanley R. Baranowski  
(print)

Address: 302 S. Taylor Ave.  
(print)



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

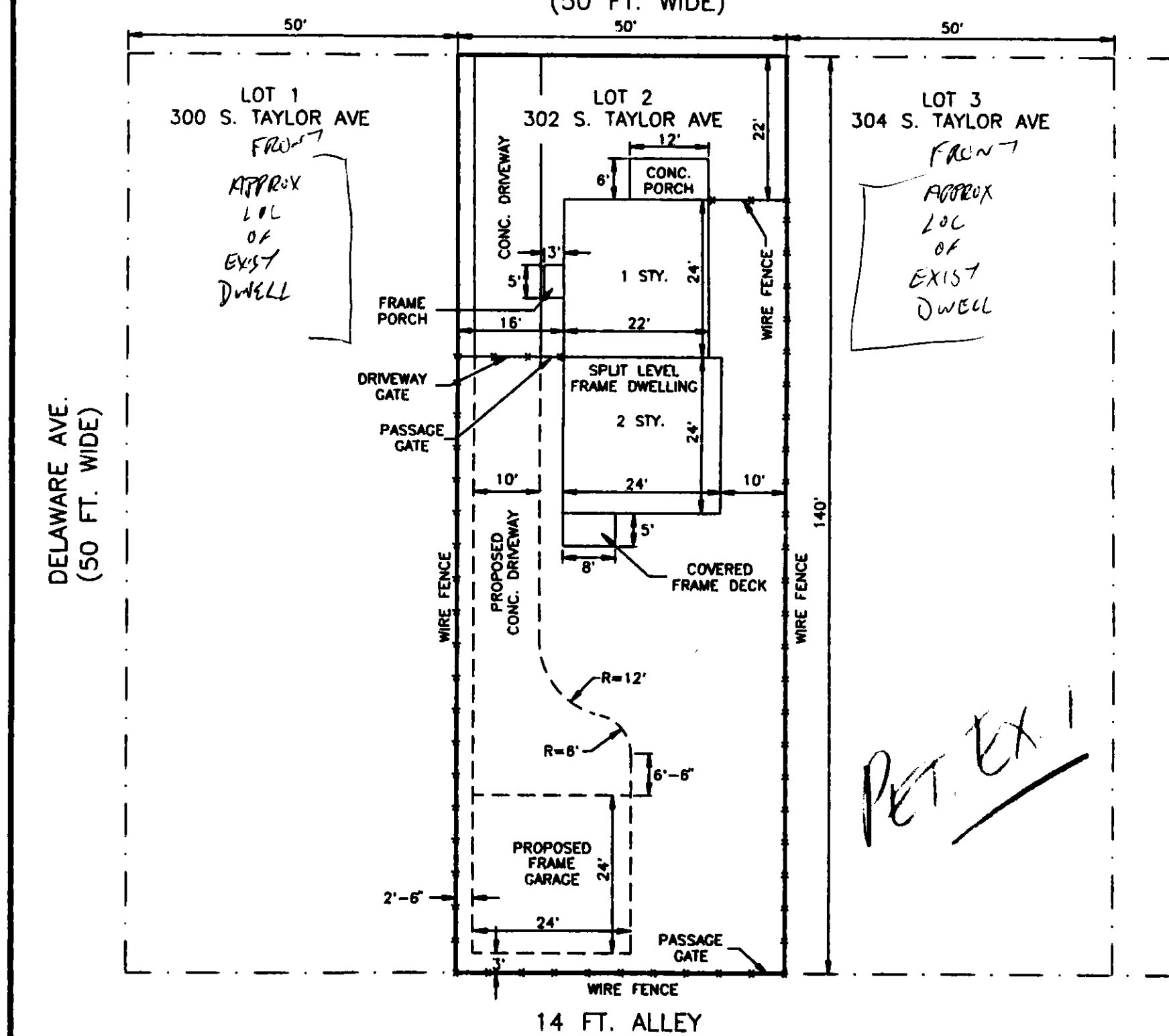
PROPERTY ADDRESS: 302 S. TAYLOR AVE.  
SUBDIVISION NAME: ESSEX  
PLAT BOOK # N.E.C. 5, FOLIO # 39, LOT # 2  
BLOCK # 1-1, SECTION # E  
OWNER: STANLEY R. & JACQUELINE M. BARANOWSKI



94-448-A

SOUTH TAYLOR AVE.  
(50 FT. WIDE)

VICINITY MAP SCALE: 1" = 1000'



LOCATION INFORMATION

COUNCILMANIC DISTRICT: 7  
ELECTION DISTRICT: 15  
1" = 200' SCALE MAP # N.E. 1C  
ZONING: D.R. 5.5  
LOT SIZE: 50' x 140' ACREAGE .16 SQUARE FEET 7000  
SEWER: PUBLIC ☒ PRIVATE ☐  
WATER: PUBLIC ☒ PRIVATE ☐  
CHESAPEAKE BAY CRITICAL AREA: YES ☐ NO ☒

PRIOR ZONING HEARINGS: NONE  
PREPARED BY: STANLEY R. BARANOWSKI  
DATE: 4-19-94  
SCALE: 1" = 20'

ZONING OFFICE USE ONLY!

REVIEWED BY: ITEM # CASE #  
442





ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
  - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 442

Petitioner: STANLEY ROBERT BARANOWSKI

Location: 302 S TAYLOR AVE BALTIMORE MD 21201

PLEASE FORWARD ADVERTISING BILL TO:

NAME: STANLEY ROBERT BARANOWSKI

ADDRESS: 302 S TAYLOR AVE

BALTIMORE, MD 21201

PHONE NUMBER: (410) 391-6962

MUST BE SUPPLIED

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: May 25, 1994

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 431, 432, 433, 435, 436, 437, 438, 442 and 443.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Reno

PK/JL:lw

ZAC.431/PZONE/ZAC1



Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

Ms. Charlotte Minton  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: 442 (JLL)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for DAVID A. RAYBEY, ACTING CHIEF  
John Contestabile, Chief  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2256 Statewide Toll Free  
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government  
Fire Department

700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/20/94

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEEBELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 429, 431, 432, 433, 434, 435, 436, 437, 438, 440, 441, 442, AND 443.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MG-1105F

cc: File

February 26, 1994

To Whom It May Concern:

This letter is to verify that I have reviewed the proposed garage construction and location plans for the building to be constructed at 302 S. Taylor Avenue belonging to Stanley and Jacqueline Baranowski. I recognize that this requires a variance from Baltimore County due to the 15 ft. setback limitations. I therefore, have no objections to Mr. & Mrs. Baranowski's construction of a 24 ft. X 24 ft. garage on their property.

Signed: Elisabeth Marschall  
Name: Elisabeth Marschall  
Address: 425 Delaware Ave  
442

February 26, 1994

To Whom It May Concern:

This letter is to verify that I have reviewed the proposed garage construction and location plans for the building to be constructed at 302 S. Taylor Avenue belonging to Stanley and Jacqueline Baranowski. I recognize that this requires a variance from Baltimore County due to the 15 ft. setback limitations. I therefore, have no objections to Mr. & Mrs. Baranowski's construction of a 24 ft. X 24 ft. garage on their property.

Signed: Richard Burt  
Name: Richard Burt  
Address: 302 S Taylor Ave

THIS IS THE LOT DIRECTLY  
ACROSS ALLEY.

February 26, 1994

To Whom It May Concern:

This letter is to verify that I have reviewed the proposed garage construction and location plans for the building to be constructed at 302 S. Taylor Avenue belonging to Stanley and Jacqueline Baranowski. I recognize that this requires a variance from Baltimore County due to the 15 ft. setback limitations. I therefore, have no objections to Mr. & Mrs. Baranowski's construction of a 24 ft. X 24 ft. garage on their property.

Signed: Henry J. Betsey  
Name: Henry J. Betsey  
Address: 302 TAYLOR AVE BALTO MD 21201

February 26, 1994

To Whom It May Concern:

This letter is to verify that I have reviewed the proposed garage construction and location plans for the building to be constructed at 302 S. Taylor Avenue belonging to Stanley and Jacqueline Baranowski. I recognize that this requires a variance from Baltimore County due to the 15 ft. setback limitations. I therefore, have no objections to Mr. & Mrs. Baranowski's construction of a 24 ft. X 24 ft. garage on their property.

Signed: T. Snyder Feb. 27, 1994  
Name: T. Snyder  
Address: 302 S Taylor Ave

May 20, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Stanley and Jacqueline Baranowski  
302 S. Taylor Avenue  
Baltimore, Maryland 21221

Re: CASE NUMBER: 94-448-A Item 442  
302 S. Taylor Avenue  
SM/S S. Taylor Avenue, 75' S of c/l Delaware Avenue  
15th Election District - 7th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before May 22, 1994. The closing date (June 6, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon  
Director



